

# Consultee Comments for Planning Application

## 2/2020/0406/OUT

### Application Summary

Application Number: 2/2020/0406/OUT

Address: Land South Of The Paddocks Lower Road Stalbridge Dorset

Proposal: Develop land by the erection of up to 114 No. dwellings and up to 2,000 square metres of employment space (for Business use (Class B1), with up to 1 No. Retail (Class A1) unit). Form vehicular and pedestrian access, form public open space and carry out associated works. (Outline application to determine access).

Case Officer: Mr Robert Lennis

### Consultee Details

Name: Mrs Charlotte Flippence

Address: Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Email: [REDACTED]

On Behalf Of: Tree Officer Majors

### Comments

#### OBSERVATIONS

I have reviewed the submitted plans in conjunction with the street view images and aerial photographs available on Dorset Explorer (NB. Site visits are currently restricted due to the unprecedented situation regarding Covid-19). It is noted that this application is outline only to determine access with all other matters reserved.

The application site is situated on the southern edge of Stalbridge, just west of Lower Road. It sits within the Blackmore Vale Landscape Character Area and comprises of two irregular shaped fields bounded by mature hedging.

A public footpath N51/39 heads south along the western boundary, up an unnamed track.

An Arboricultural Impact Assessment, Tree Survey and Heads of Terms Method Statement have been prepared in support of the application based on an indicative layout. On the basis of this scheme only one low quality Tree (T3-Elm) is proposed for removal, along with approximately 168 meters of hedging (H5) which currently provides a central division between the site.

Four B category Oaks and a group of B category Ash (as defined by table 1 of the British Standard BS.5837:2012) have been identified within the site and from the suggestive layout it appears they have been given due and sensitive consideration in terms of overall design. The only point I would raise is ensuring that adequate space is given in respect of the positioning of the play area in

relation to T8 and T9.

Gaps are being proposed in 5 of the external boundary hedgerows to enable pedestrian, vehicular and commercial access with mitigating planting being noted within Section 3.1.6 of the Design and Access Statement.

The hedging around and on the site has been highlighted as relatively species poor within the Phase 1 Ecological Impact Assessment, which is supported by the assessment detailed within the Tree Survey.

Whilst this may be the case, the indicative layout and planning statement both indicate the retention of the majority of existing features which is fully supported and due protection should be a consideration when submitting any future reserved matter applications.

Indicative new tree and hedge planting is also shown throughout the scheme, full details of which should also be secured as part of a reserved matters application.

## RECOMMENDATIONS

No objection to the proposed accesses in respect of tree and landscaping matters subject to a standard Tree and Hedgerow Protection Condition.

If the case officer is minded to grant consent, I would ask that the following is provided as part of any reserved matters application:

- Site Specific Arboricultural Method Statement to detail on site supervision and monitoring and Tree Constraints Plan to accord with proposed layout
- Detailed landscaping scheme
- Landscape Management Plan to cover a minimum period of 5 years following completion of the development.

Officer: C Flippence

Tree and Landscape Officer

Date: 30th April 2020